

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

Doc # 5036A
4/21/88

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 25, 1988

Mr. Jerome Lyle Rappaport
Managing General Partner
Charles River Park "E" Company
One Longfellow Place
Boston, MA 02114

Re: Area 2A on Plan of Land in Boston, Parcel 2-1E-1F

Dear Mr. Rappaport:

With reference to your letter dated January 28, 1988, the Authority relays two concerns, and invites your comments by letter to me, without waiving, and expressly reserving, all rights of the Authority.

First, the issue of what is a reasonable time in an urban renewal and redevelopment context is before the Superior Court in the Area E case, and consistent with the Authority's position there, the options which you claim as to Area 2A, if any exist, do not appear to have been exercised within a reasonable time.

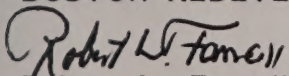
Second, the leases as executed appear to lack any price, and hence an essential term is missing, either leaving the options invalid, or alternatively, leaving the prices for negotiation. To that end, the Authority has authorized current appraisals of the properties.

In addition, the Authority is concerned, if you acquire these properties, that you honor your commitment to maintain the premises in accord with the provisions of the West End Plan, including the requirement that the subject premises must be maintained as residential rental units and should not be converted to condominiums or cooperatives, without the prior written permission of the Authority.

Your comments are welcome before the Authority makes a final decision in this matter.

Very truly yours,

BOSTON REDEVELOPMENT AUTHORITY


Robert L. Farrell
Chairman

P 402 899 331

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

★ U.S.G.P.O. 1985-480-794

PS Form 3800, June 1985

Sent to	Mr. J.E. RAPPAPORT
Street and No.	CAR "E" CO.
P.O., State and ZIP Code	ONE LONGFELLOW PL BOSTON MA 02114
Postage	\$ 21
Certified Fee	85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 200
Postmark or Date	

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached and present the article at a post office service window or hand it to your rural carrier (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable box on item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

- 1 ☐ Show to whom, date and address of delivery
- 2 ☐ Restricted Delivery

3 Article Addressed to
 Mr. J. E. RAPPAPORT, MC GEM
 Charles River PK "E" Co.
 ONE LONGFELLOW PLACE
 BOSTON, MA 02114

4 Type of Service:

- ☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Article Number

P 402 898 331

Always obtain signature of addressee or agent and
 DATE DELIVERED.

5. Signature Addressee

X Gladys M. Mues

6. Signature Agent

X

7. Date of Delivery

8 Addressee's Address (ONLY if requested and fee paid)

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS



PENALTY FOR PRIVATE
USE, \$300

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

TO2

RETURN
TO



R.F.M., LEGAL DEPT
Boston Redevelopment Authority

(Name of Sender)

One City Hall Sq. (9th fl)

(No. and Street, Apt., Suite, P.O. Box or R.D. No.)

Boston Ma 02201

(City, State, and ZIP Code)

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 25, 1988

Mr. Jerome Lyle Rappaport
Managing General Partner
Charles River Park "D" Company
One Longfellow Place
Boston, MA 02114

Re: Area F on Plan of Land in Boston, Parcel 2-1E-1F

Dear Mr. Rappaport:

With reference to your letter dated January 28, 1988, the Authority relays two concerns, and invites your comments by letter to me, without waiving, and expressly reserving, all rights of the Authority.

First, the issue of what is a reasonable time in an urban renewal and redevelopment context is before the Superior Court in the Area E case, and consistent with the Authority's position there, the options which you claim as to Area F, if any exist, do not appear to have been exercised within a reasonable time.

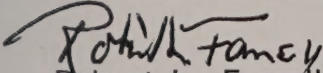
Second, the leases as executed appear to lack any price, and hence an essential term is missing, either leaving the options invalid, or alternatively, leaving the prices for negotiation. To that end, the Authority has authorized current appraisals of the properties.

In addition, the Authority is concerned, if you acquire these properties, that you honor your commitment to maintain the premises in accord with the provisions of the West End Plan, including the requirement that the subject premises must be maintained as residential rental units and should not be converted to condominiums or cooperatives, without the prior written permission of the Authority.

Your comments are welcome before the Authority makes a final decision in this matter.

Very truly yours,

BOSTON REDEVELOPMENT AUTHORITY


Robert L. Farrell
Chairman

P 402 899 332

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

★ U.S.G.P.O. 1985-480-794

PS Form 3800, June 1985

Sent to MR. J. E. RAPPAPORT	
Street and No. CRP "D" CO.	
City, State and ZIP Code ONE CONGREGATION PLACE BOSTON MA 02114	
Postage	\$ 25
Certified Fee	85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 200
Postmark or Date	

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable box in item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

SENDER: Complete items 1, 2, 3, and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested

- 1 ☐ Show to whom, date and address of delivery
- 2 ☐ Restricted Delivery

3 Article Addressed to

MR. J. E. RAPPAPORT
CHARLES RIVER PARK "D" C.
ONE LONGFELLOW PLACE
BOSTON MA 02114

4 Type of Service:

- ☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Article Number

P 402 899 332

Always obtain signature of addressee or agent and
DATE DELIVERED

5 Signature - Addressee

X *Radup Shewett*

6 Signature - Agent

X

7 Date of Delivery

8 Addressee's Address (ONLY if requested and fee paid)

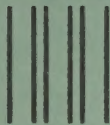
UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.



PENALTY FOR PRIVATE
USE, \$300

RETURN
TO



R.F.M. LEGAL DEPT.

Boston Redevelopment Authority

(Name of Sender)

ONE City Hall Sq. (9th flr)

(No. and Street, Apt., Suite, P.O. Box or R.D. No.)

Boston MA 02201

(City, State, and ZIP Code)

LAW OFFICES OF
BOSTON REDEVELOPMENT AUTHORITY
RAPPAPORT AND RAKOV
LEGAL DEPARTMENT

JEROME LYLE RAPPAPORT, P.C.
JANET F. ASERKOFF
JAMES WYANT RAPPAPORT
EDWARD GELLES

APR 19 11 47 PM '88

ONE LONGFELLOW PLACE
BOSTON, MA 02114
(617) 227-7345
FAX NO. (617) 227-4727

April 15, 1988

Robert F. McNeil, Esq.
Boston Redevelopment Authority
Boston City Hall - 9th Floor
One City Hall Square
Boston, MA 02201

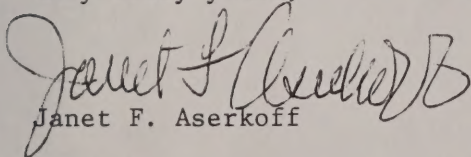
Dear Mr. McNeil:

As you know, by letters dated January 28, 1988, Charles River Park "D" Company and Charles River Park "E" Company each gave the Boston Redevelopment Authority notice of their intention to purchase certain parcels of land in accordance with the terms of each Company's lease with the Authority. For your convenience I enclose copies of these letters. The leases require that the Authority convey the land within ninety (90) days of the notice of intent to purchase. The financing for these transactions is available at favorable interest rates and it is important to Charles River Park to close these purchases within the ninety (90) day period for this reason.

These purchases are purely ministerial matters which have no bearing on or relationship to any litigation now pending between the Authority and any other Charles River Park entity. There is currently no litigation pending between either Charles River Park "D" Company or Charles River Park "E" Company and the Authority. Accordingly, these purchase transactions should be completed in a timely fashion in accordance with the lease requirements.

Would you or Paul McCann please contact me immediately so we can prepare for these purchases in a cooperative and expeditious manner, within the applicable time limits.

Very truly yours,


Janet F. Aserkoff

JFA/go

CHARLES RIVER PARK

JEROME LYLE RAPPAPORT, MANAGING GENERAL PARTNER

One Longfellow Place
Boston, Massachusetts 02114
Telephone (617) 227-7345

January 28, 1988

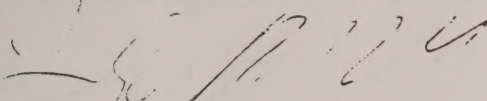
Boston Redevelopment Authority
Boston City Hall - 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Gentlemen:

In accordance with Section 401(b) of a certain lease dated October 20, 1971 between the Boston Redevelopment Authority and Charles River Park "D" Company for the rental of certain property shown as Area F on a Plan of Land in Boston, Parcel 2-1E-1F of the West End Land Assembly and Redevelopment Plan, prepared by Hayden, Harding and Buchanan, Inc. Boston, Massachusetts, dated October 20, 1971 and recorded in Suffolk County Registry of Deeds at Book 8592, Page 354, Charles River Park "D" Company hereby gives the Boston Redevelopment Authority notice of its intention to exercise its option to purchase the fee title to said Area F, at the agreed price of \$489,211.95.

Very truly yours,

CHARLES RIVER PARK "D" COMPANY



Jerome Lyle Rappaport,
Managing General Partner

JFA/aeh

Certified Mail P 126 993 871
Return Receipt Requested

CHARLES RIVER PARK

JEROME LYLE RAPPAPORT, MANAGING GENERAL PARTNER

One Longfellow Place
Boston, Massachusetts 02114
Telephone (617) 227-7345

January 28, 1988

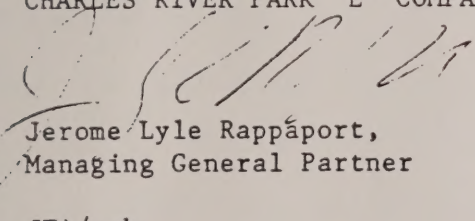
Boston Redevelopment Authority
Boston City Hall - 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Gentlemen:

In accordance with Section 401(b) of a certain lease dated October 20, 1971 between the Boston Redevelopment Authority and Charles River Park "E" Company for the rental of certain property shown as Area 2A on a Plan of Land in Boston, Parcel 2-1E-1F of the West End Land Assembly and Redevelopment Plan, prepared by Hayden, Harding and Buchanan, Inc. Boston, Massachusetts, dated October 20, 1971 and recorded in Suffolk County Registry of Deeds at Book 8592, Page 354, Charles River Park "E" Company hereby gives the Boston Redevelopment Authority notice of its intention to exercise its option to purchase the fee title to said Area 2A, at the agreed price of \$61,142.85.

Very truly yours,

CHARLES RIVER PARK "E" COMPANY



Jerome Lyle Rappaport,
Managing General Partner

JFA/aeh

Certified Mail P 126 993 872
Return Receipt Requested

PERSONAL AND CONFIDENTIAL

M E M O R A N D U M

TO: BOARD MEMBERS
STEPHEN COYLE, DIRECTOR
KANE SIMONIAN, EXECUTIVE DIRECTOR

FROM: ROBERT F. McNEIL, CHIEF GENERAL COUNSEL *RFM*

DATE: APRIL 20, 1988

RE: CHARLES RIVER PARK (Areas 2A and F)

Enclosed is a draft of the proposed letter which Attorneys Fordham and Schapiro suggested should be sent to Jerome Rappaport concerning the above-captioned matter.

RFM/jp
Attachment

With reference to your letters dated January 28, 1988, the Authority has asked me to relay two concerns, and invite your comments by letter to me, without waiving, and expressly reserving, all rights of the Authority.

First, the issue of what is a reasonable time in an urban renewal and redevelopment context is before the Superior Court in the Area E case, and consistent with the Authority's position there, the options which you claim as to Areas 2A and F, if any exist, do not appear to have been exercised within a reasonable time.

Second, the leases as executed appear to lack any price, and hence an essential term is missing, either leaving the options invalid, or alternatively, leaving the prices for negotiation. To that end, the Authority has authorized current appraisals of the properties.

In addition, the Authority is concerned, if you acquire these properties, that you honor your commitment to maintain the premises in accord with the provisions of the West End Plan, including the requirement that the subject premises must be maintained as residential rental units and should not be converted to condominiums or cooperatives, without the prior written permission of the Authority.

Your comments are welcome before the Authority makes a final decision in this matter.

VOTED: That two letters by Charles River Park "E" Company and Charles River Park "D" dated January 28, 1988 requesting conveyance of Areas 2A and F on a plan of land in Boston concerning the West End be answered by a letter of the Authority in substantially the same form as the enclosed draft of a letter. The Director is further authorized to sign the letter on behalf of the Authority.